

RESOLUTION NO. CZAB15-20-02

WHEREAS, **AIR BASE LANDINGS, LTD.** applied for the following:

BU-1A and RU-3M to RU-3M

SUBJECT PROPERTY: The SW 1/4 of the N1/4 of 36-56S-39 E, more particularly described as follows: The East 50' of Tract A CUTLER LANDINGS, PB 131, Pg. 39, along with the west 50' of the East 100' of the N 75' of Tract A, CUTLER LANDINGS, PB 131, Pg. 39, and Tracts "B-1" and "R" in CUTLER LANDINGS REPLAT, Plat book 135, Page 58.

LOCATION: South of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which, among other things, provided:

1. That the said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Raphaele C. Chiappetta entitled, Air Base Landings Residential Community, dated on pages "sp-1, sp-2, & sp-3 "06-28-02" A1-1 thru A1-12 "1-7-02", A2-1 thru A2-3 "1-07-02", said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice and that the proffered Declaration of Restriction should not be accepted, and

WHEREAS, a motion to deny the application without prejudice and not to accept the proffered covenant was offered by Leonard Anthony, seconded by Nina Betancourt, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	Nancy McCue	aye
Leonard Anthony	aye	Paul S. Vrooman	aye
Nina Betancourt	aye		

Timothy G. Sander aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-3M be and the same is hereby denied without prejudice, and that the proffered Declaration of Restriction should not be accepted.

PASSED AND ADOPTED this 30th day of July, 2002.

Hearing No. 02-5-CZ15-2
bt

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

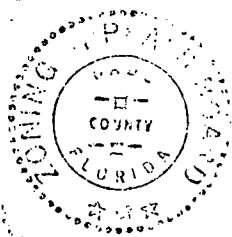
I, Barbara Thompson, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-20-02 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of July, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 29th day of October, 2002.

Barbara Thompson

Barbara Thompson, Deputy Clerk (7424)
Miami-Dade County Department of Planning and
Zoning

SEAL





DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

□ 111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

August 7, 2002

Octavio Mendizabal
21801 S. W. 98th Place
Miami FL 33190

Re: Hearing No. 02-5-CZ15-2
Location: South of S.W. 268 Street, lying east of theoretical S.W. 122 Avenue,
Miami-Dade County, Florida.

Dear Mr. Mendizabal:

Enclosed herewith is Resolution No. CZAB15-20-02, adopted by the Miami-Dade County Community Zoning Appeals Board 15, which denied your application with(out) prejudice on the above described property.

Copies of any court filings concerning this matter should be served upon both my office and:

Robert A. Ginsburg, County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Barbara Thompson
Deputy Clerk

Enclosures

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
MIAMI, FLORIDA 33175

□ IMPACT FEE SECTION
(786) 315-2670 • SUITE 145

□ ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223

□ ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106

□ ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113